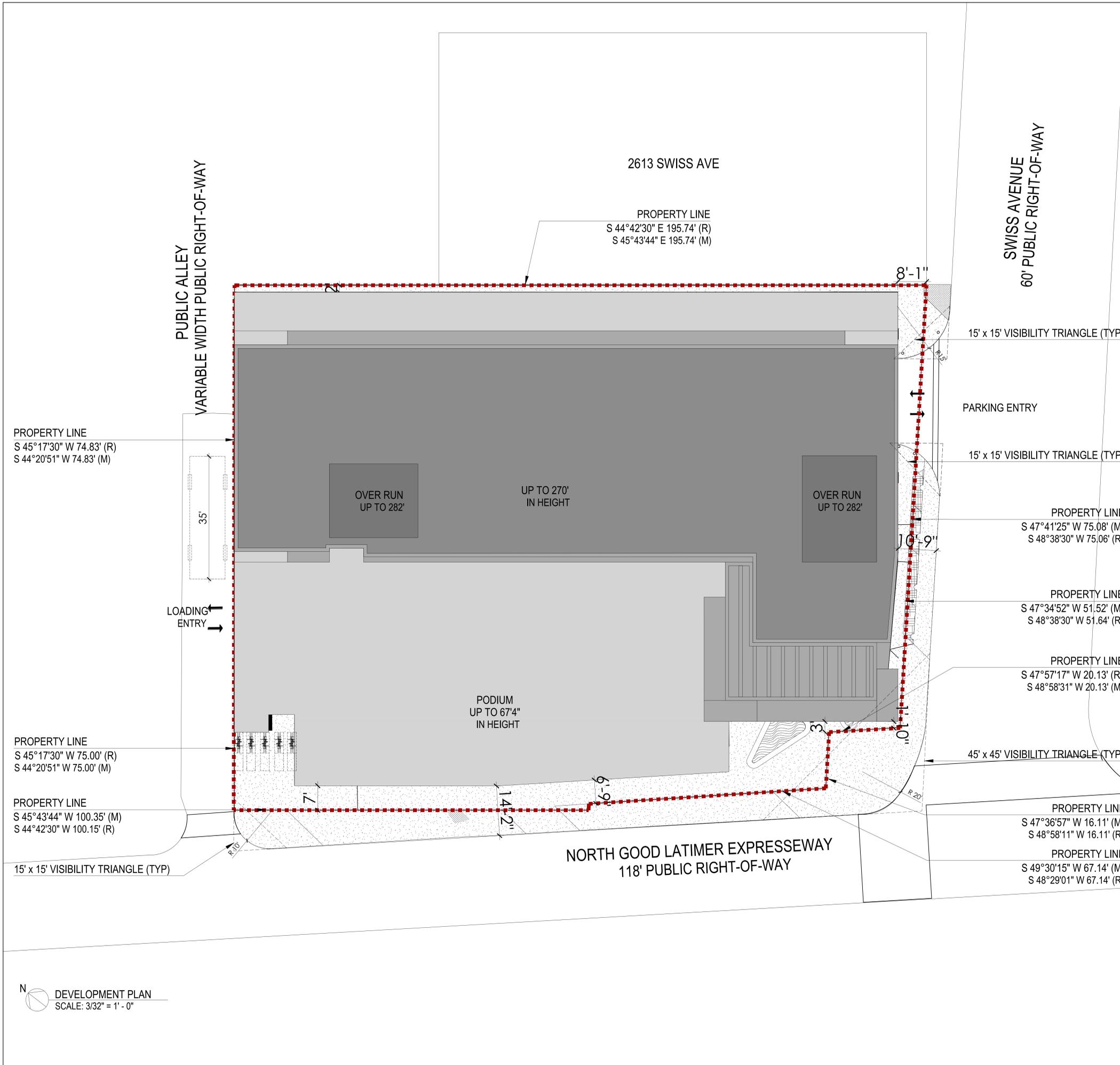


ISSUE #	DATE	DESCRIPTION
	04/03/2023	CONCEPT DESIGN



LOCATION MAP



ZONING SUMMARY

- ZONING DISTRICT:
- PD 298 (PDS 5B)
- OVERLAY DISTRICT:
- CBD/DOWNTOWN DEMOLITION DELAY OVERLAY (DDO-2)
- LOT AREA:
- 27,951 SF OR 0.642 ACRES
- LAND USE:
- MIXED USE
- LOT COVERAGE:
- 90% AND 55% ABOVE 70'
- FLOOR AREA RATIO:
11.4 MAX
- BUILDING HEIGHT:
- 270' MAX
- BUILDING SETBACK:
- FRONT: 5', NORTH GOOD LATIMER EXPRESSEWAY
- SIDE: 0', PUBLIC ALLEY & SWISS AVENUE
- REAR: 0'
- PARKING REQUIREMENTS:
- MIN 0.5 SPACE PER UNIT
- MAX 1.0 SPACES PER STUDIO AND ONE BEDROOM
- MAX 1.5 SPACES PER TWO OR MORE BEDROOM UNIT

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2412.01